

# THE HOUSING AUTHORITY OF THE CITY OF LINDEN

JUNE 11, 2014

Minutes from the Housing Authority of the City of Linden's Board of Commissioners' Reorganization Meeting of June 11, 2014.

The meeting commenced upon the Roll Call by Secretary/Treasurer Ann J. Ferguson at 5:00 P.M.

**Roll Call:**

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR		X			
THOMAS SHARKEY, VICE CHAIR		X			
SOLOMON BRAY		X			
VAL IMBRIACO (RESIGNED)					
MAE JOHNSON (RESIGNED)					
MAGALINE JOHNSON					X
JOSEPH SOCCI		X			

Please note that both Val Imbriaco and Mae Johnson have resigned from the board due to health reasons. Both positions will be filled promptly in accordance with state regulations.

Also present: Ann J. Ferguson, Executive Director, Kathy Sanders, Deputy Executive Director, and Attorney Joseph A. Manfredi of Manfredi & Pellechio (General Counsel)

A Motion was made to approve the minutes of the January 22, 2014 regular meeting of the HACL Board of Commissioners. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR				X	
THOMAS SHARKEY, VICE CHAIR		X			
SOLOMON BRAY		X			
VAL IMBRIACO (RESIGNED)					
MAE JOHNSON (RESIGNED)					
MAGALINE JOHNSON					X
JOSEPH SOCCI		X			

The Motion failed as it did not receive 4 affirmative votes. It will be carried to the next board meeting for approval.

A Motion was made to approve the minutes of the April 16, 2014 regular meeting of the HACL Board of Commissioners. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR	1	X			
THOMAS SHARKEY, VICE CHAIR	2	X			
SOLOMON BRAY		X			

VAL IMBRIACO (RESIGNED)					
MAE JOHNSON (RESIGNED)					
MAGALINE JOHNSON					X
JOSEPH SOCCI		X			

A Motion was made to accept and pay all May 2014 bills for Ann J. Ferguson Towers in the amount of \$30,367.48. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR	1	X			
THOMAS SHARKEY, VICE CHAIR	2	X			
SOLOMON BRAY		X			
VAL IMBRIACO (RESIGNED)					
MAE JOHNSON (RESIGNED)					
MAGALINE JOHNSON					X
JOSEPH SOCCI		X			

A Motion was made to accept and pay all June 2014 bills for Ann J. Ferguson Towers in the amount of \$24,934.66. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR	1	X			
THOMAS SHARKEY, VICE CHAIR	2	X			
SOLOMON BRAY		X			
VAL IMBRIACO (RESIGNED)					
MAE JOHNSON (RESIGNED)					
MAGALINE JOHNSON					X
JOSEPH SOCCI		X			

**SECRETARY TREASURERS REPORT**

Ms. Ferguson reports on the balances of all Authority accounts and Certificates of Deposits (CD's), the interest rate on each, as well as the actual and average rents collected for the months of May and June 2014.

A Motion was made to accept the Secretary/Treasurer's Report. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR		X			
THOMAS SHARKEY, VICE CHAIR	1	X			
SOLOMON BRAY	2	X			
VAL IMBRIACO (RESIGNED)					
MAE JOHNSON (RESIGNED)					
MAGALINE JOHNSON					X
JOSEPH SOCCI		X			

OLD BUSINESS

None.

NEW BUSINESS

A Motion was made to enter into closed session for the discussion of Board business.  
Resolution adopted.

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR		X			
THOMAS SHARKEY, VICE CHAIR	2	X			
SOLOMON BRAY		X			
VAL IMBRIACO (RESIGNED)					
MAE JOHNSON (RESIGNED)					
MAGALINE JOHNSON					X
JOSEPH SOCCI	1	X			

**A Motion was made to come out of closed session.**

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR		X			
THOMAS SHARKEY, VICE CHAIR	2	X			
SOLOMON BRAY		X			
VAL IMBRIACO (RESIGNED)					
MAE JOHNSON (RESIGNED)					
MAGALINE JOHNSON					X
JOSEPH SOCCI	1	X			

Ms. Ferguson then opens the floor for nominations for the position of Chairperson of the Board. The Board nominates current Chairperson Edward Melage. Ms. Ferguson confirms that there are no further nominations and closes the matter for a vote.

**A Motion was made to accept the nomination and to reelect Commissioner Edward Melage as Chairperson of the Board. The following vote ensued:**

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR				X	
THOMAS SHARKEY, VICE CHAIR		X			
SOLOMON BRAY		X			
VAL IMBRIACO (RESIGNED)					
MAE JOHNSON (RESIGNED)					
MAGALINE JOHNSON					X
JOSEPH SOCCI		X			

Based on the abstention by the Chairman, the vote failed for lack of 4 affirmative votes. This will be included on the agenda for the next regular Board meeting.

Ms. Ferguson opens the floor for nominations for the position of Vice-Chairperson of the Board. The Board nominates current Vice-Chairperson Thomas Sharkey. Ms. Ferguson confirms that there are no further nominations and closes the matter for a vote.

**A Motion was made to accept the nomination and to reelect Commissioner Thomas Sharkey as Vice-Chairperson of the Board. The following vote ensued:**

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR		X			
THOMAS SHARKEY, VICE CHAIR				X	
SOLOMON BRAY		X			
VAL IMBRIACO (RESIGNED)					
MAE JOHNSON (RESIGNED)					
MAGALINE JOHNSON					X
JOSEPH SOCCI		X			

Based on the abstention by the Vice-Chairman, the vote failed for lack of 4 affirmative votes. This will be included on the agenda for the next regular Board meeting.

2014-16 Resolution approving LHA Budget and authorizing submission to DCA and HUD for FY ending September 30, 2015. Resolution adopted.

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR	1	X			
THOMAS SHARKEY, VICE CHAIR		X			
SOLOMON BRAY		X			
VAL IMBRIACO (RESIGNED)					
MAE JOHNSON (RESIGNED)					
MAGALINE JOHNSON					X
JOSEPH SOCCI	2	X			

2014-17 Resolution approving Direct Energy as our energy providers for a KW Charge of .081044. Resolution adopted.

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR	1	X			
THOMAS SHARKEY, VICE CHAIR	2	X			
SOLOMON BRAY		X			
VAL IMBRIACO (RESIGNED)					
MAE JOHNSON (RESIGNED)					
MAGALINE JOHNSON					X
JOSEPH SOCCI		X			

DIRECTOR OF MAINTENANCE'S REPORT

Read and Filed.

ATTORNEY'S REPORT

Attorney Joseph A. Manfredi of Manfredi & Pellechio requests that the Board goes into closed session for the discussion of pending legal issues.

A Motion was made to enter into closed session for the discussion of pending legal matters. Resolution adopted.

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR	1	X			
THOMAS SHARKEY, VICE CHAIR	2	X			
SOLOMON BRAY		X			
VAL IMBRIACO (RESIGNED)					
MAE JOHNSON (RESIGNED)					
MAGALINE JOHNSON					X
JOSEPH SOCCI		X			

A Motion was made to come out of closed session.

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR	1	X			
THOMAS SHARKEY, VICE CHAIR	2	X			
SOLOMON BRAY		X			
VAL IMBRIACO (RESIGNED)					
MAE JOHNSON (RESIGNED)					
MAGALINE JOHNSON					X
JOSEPH SOCCI		X			

2014-18 Resolution approving and authorizing the disconnection of pull cords in resident apartment units. Resolution adopted.

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR	1	X			
THOMAS SHARKEY, VICE CHAIR		X			
SOLOMON BRAY		X			
VAL IMBRIACO (RESIGNED)					
MAE JOHNSON (RESIGNED)					
MAGALINE JOHNSON					X
JOSEPH SOCCI	2	X			

PUBLIC COMMENTS

None.

COMMISSIONER'S COMMENTS

None.

A Motion was made to adjourn the meeting. Meeting adjourned at 5:54 p.m.

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR		X			
THOMAS SHARKEY, VICE CHAIR		X			
SOLOMON BRAY		X			
VAL IMBRIACO (RESIGNED)					
MAE JOHNSON (RESIGNED)					
MAGALINE JOHNSON					X
JOSEPH SOCCI		X			